

INTERVENTION
ORIGINAL



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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

Jeff Hatch-Miller, Chairman
William A. Mundell
Marc Spitzer
Mike Gleason
Kristin K. Mayes

2006 MAY 31 A 11:35

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MAY 31 2006

Arizona Corporation Commission
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IN THE MATTER OF THE APPLICATION OF
ARIZONA WATER COMPANY, AN ARIZONA
CORPORATION, TO EXEND ITS EXISTING
CERTIFICATE OF CONVENIENCE AND
NECESSITY IN THE CITY OF CASA GRANDE
AND IN PINAL COUNTY, ARIZONA

Docket No. W-01445A-06-0199

IN THE MATTER OF THE APPLICATION OF
PALO VERDE UTILITIES COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY.

Docket No. SW-03575A-05-0926

IN THE MATTER OF THE APPLICATION OF
SANTA CRUZ WATER COMPANY FOR AN
EXTENSION OF ITS EXISTING CERTIFICATE
OF CONVENIENCE AND NECESSITY.

Docket No. W-03576A-05-0926

MOTION TO INTERVENE

Gallup Financial, LLC ("Developer") respectfully moves to intervene in these proceedings.

I. DESCRIPTION OF DEVELOPER'S INTEREST.

The Application filed by Arizona Water Company ("AWC") in Docket No. W-01445A-06-0199 covers a vast area of approximately 108 square miles ("AWC Extension Area"). Developer owns in certain real property located within the AWC Extension Area. Developer's property is approximately 2,650 acres, and "A legal description of Developer's property is attached as

1 **Exhibit A”]. Developer is planning a Master Planned Community “Grande Valley”, which is**
2 **approved.** Developer has invested substantial funds in this project. Because Developer’s property
3 is located within the AWC Extension Area, Developer will be directly and substantially affected
4 by these proceedings.

5 **II. CONCLUSION.**

6 Developer respectfully requests that it be granted intervention in this matter under A.A.C.
7 R14-3-105. Service of all correspondence, documents or pleadings should be made to the address
8 listed below.

9 RESPECTFULLY submitted this 31st day of May 2006.

10
11 **Gallup Financial, LLC**

12
13 By _____


Philip J. Polich

8501 N. Scottsdale., #125 Scottsdale, AZ 85253

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15 Original and 17 copies of the foregoing
16 filed this 31st day of May 2006 with:

17 Docket Control
18 Arizona Corporation Commission
1200 West Washington Street
19 Phoenix, Arizona 85007

20 Copy of the foregoing hand-delivered/mailed
21 this 31st day of May 2006 to:

22 Lyn Farmer, Esq.
Chief Administrative Law Judge
Hearing Division
23 Arizona Corporation Commission
1200 West Washington
24 Phoenix, Arizona 85007

25 Christopher C. Kempley
Chief Counsel, Legal Division
26 Arizona Corporation Commission
1200 West Washington
27 Phoenix, Arizona 85007

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By _____

EXHIBIT A
LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LOT 1 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LOT 3 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF THE MARICOPA/CASA GRANDE HIGHWAY.

LOT 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT A 60 FOOT STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES SOUTH 2050 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, A DISTANCE OF 3170 FEET TO A POINT WHICH LIES NORTH 1315 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, SAID POINT BEING THE POINT OF THE TERMINUS OF THE CENTERLINE, AS SET FORTH IN QUIT CLAIM DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 489; AND EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD.

EXHIBIT A
(Continued)

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30, THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 880.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARICOPA/CASA GRANDE HIGHWAY; THENCE SOUTH 53 DEGREES 48 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1593.53 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST, A DISTANCE OF 1829.67 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 1287.06 FEET, TO THE TRUE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 1367.25 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 1829.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARICOPA/CASA GRANDE HIGHWAY; THENCE SOUTH 53 DEGREES 48 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1355.73 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 270.69 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST, A DISTANCE OF 2637.35 FEET, TO THE TRUE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. EXCEPT A 60 FOOT STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH LIES SOUTH 2050 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 53 DEGREES 42 MINUTES EAST A DISTANCE OF 3170 FEET TO A POINT WHICH LIES NORTH 1315 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, SAID POINT BEING THE POINT OF TERMINUS OF THE CENTERLINE, AS SET FORTH IN QUIT CLAIM DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 489; AND EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD.

EXHIBIT A
(Continued)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE MARICOPA/CASA GRANDE HIGHWAY; THE EAST HALF OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND THAT PORTION OF THE WEST HALF OF SECTION 25 LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE MARICOPA/CASA GRANDE HIGHWAY, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

ALL THAT PART OF THE EAST 1,000 FEET LYING SOUTH AND WEST OF THE RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILWAY AND THE MARICOPA HIGHWAY, ALL IN SECTION 25, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

ALL OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. EXCEPT THE SOUTH HALF OF LOT 4; EXCEPT A 60 FOOT STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH LIES 900 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 53 DEGREES 43 MINUTES EAST A DISTANCE OF 1115 FEET TO A POINT WHICH LIES 675 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 31, SAID POINT BEING THE POINT OF TERMINUS FOR THE CENTERLINE DESCRIBED HEREIN, AS SET FORTH IN QUIT CLAIM DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 471.

THE SOUTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE NORTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.